

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

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February 23, 2009

WESU BIZ INC 357 DALY ST ST PAUL MN 55102-3513

Re: 695 4th St E File#: 06 115179 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

- 1. Provide guardrail at rear entry stairs to code.
- 2. Repair or replace kitchen cabinets at lower unit.
- 3. Provide basement windows with ventilation to code.
- 4. Provide handrail, guardrail, and risers at basement stairs.
- 5. Insulate attic to code.
- 6. Repair wall behind kitchen cabinet sink in upper unit.
- 7. Repair or replace tile on walls in upper unit bathroom.
- 8. Clean debris out of rear yard.
- 9. Remove small trees along foundation.
- 10. Insure basement cellar floor is even, is cleanable, and all holes are filled.
- 11. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
- 12. Install plinth blocks under posts in basement.
- 13. Tuck Point interior/exterior of foundation.
- 14. Maintain one-hour fire-separation between dwelling units and between units and common areas.
- 15. Relocate 2nd floor electrical panel to 2nd floor unit or to common area or protect panel with 1-hour fire- rated enclosure.
- 16. Install 20-minute fire-rated doors, with self-closing device, between common areas and individual units.
- 17. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
- 18. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- 19. Provide complete storms and screens, in good repair, for all door and window openings.
- 20. Repair walls, ceilings and floors throughout, as necessary.

Re: 695 4th St E

Page 2

BUILDING

- 21. Provide fire block construction as necessary.
- 22. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
- 23. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St. Paul Legislative Code, Chap. 34 for additional information).
- 24. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.
- 25. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate; and all bedroom windows shall meet emergency egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
- 26. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
- 27. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
- 28. Provide proper drainage around house to direct water away from foundation.
- 29. Install downspouts and a complete gutter system.
- 30. Install rain leaders to direct drainage away from the foundation.
- 31. Repair or replace damaged doors and frames as necessary, including storm doors.

ELECTRICAL

- 1. Properly strap cables and conduits in basement and first floor closet service conduit on the exterior of the house
- 2. Ground bathroom light in first and second floor bathroom and disconnect receptacle on fixture
- 3. Install globe-type enclosed light fixture on all closet lights
- 4. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates
- 5. Check all outlets for proper polarity and verify ground on 3-prong outlets.
- 6. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- 7. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1
- 8. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
- 9. Duplex: Check Building write-up for fire resistance requirements if panel is in the common area in a basement or move 2nd unit electrical panelboard to the second unit only on panel for both units.
- 10. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- 11. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

Re: 695 4th St E

Page 3

ELECTRICAL

12. Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.

- 13. All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- 14. Drill holes for #14 romex run under joists.
- 15. Rewire dryer receptacle to code. The second floor bedroom install second receptacle. Second floor kitchen and closet protect romex run on surface. Second floor kitchen install third receptacle. Provide access for second floor occupant to there circuit breakers.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

Basement

- 1. The water heater temperature and pressure relief discharge piping is incorrect.
- 2. The water heater water piping is incorrect and missing.
- 3. The water heater is not fired or in service.
- 4. The water pipe boiler fill water line requires backflow assembly or device. Run 1" water line from meter to first major take off.
- 5. Add appropriate hangers to gas piping.
- 6. The dryer venting is incorrect.
- 7. The soil and waste piping has no front sewer cleanout and has unplugged, open or back pitched piping.

First Floor

- 8. The vanity waste is incorrect.
- 9. Replace bathtub waste and overflow.
- 10. The range gas shutoff, connector or gas piping is incorrect.

Second Floor

11. Provide stopper for bathtub.

Exterior

- 12. The lawn hydrant(s) requires backflow assembly or device.
- 13. The rain leader(s) are not properly plugged or capped off.

HEATING

- 1. Install approved lever handle readily accessible manual gas shutoff valve on boiler.
- 2. Repair service door on boiler.
- 3. Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- 4. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
- 5. Vent clothes dryer to code.
- 6. Provide adequate combustion air and support duct to code.
- 7. Provide support for gas lines to code.

Re: 695 4th St E

Page 4

HEATING

- 8. Plug, cap and/or remove all disconnected gas lines.
- 9. Provide heat in every habitable room and bathrooms.
- 10. Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
- 11. Support supply and return piping for heating system according to code.
- 12. Conduct witnessed pressure test on hot water heating system and check for leaks.
- 13. Install boiler pressure relief valve and pipe discharge to within 18" of the floor.
- 14. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- 15. Repair or replace fin tube radiation and covers as needed.
- 16. Gas and hydronic mechanical permits are required for the above work.

ZONING

1. This house was inspected as a duplex.

NOTES

See attachment for permit requirements and appeals procedure.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval.

Sincerely,

James L. Seeger Code Compliance Officer JLS: ml Attachments